Chapter Seven: Natural Resources and Conservation Element

HOLLISTER TODAY

Natural Habitats and Wildlife

Hollister is rich with diverse habitats, such as creeks and drainageways, that are valued resources for Hollister's wildlife. Protection, restoration or enhancement of damaged habitats is important for the continued health of Hollister's natural environment.

Protection of the creeks and drainageways and wetlands, and the plants and animals that live in and near them, can be achieved by managing public access along these areas and by minimizing encroachment by new development to only that which is unavoidable. This can be accomplished by preserving buffer areas along creeks and drainageways, associated riparian areas and wetlands. Another way to protect creeks is to improve public access points so that uncontrolled foot traffic does not damage these sensitive habitats.

Vegetation, fish, and wildlife habitat are essential to the community of Hollister. As development pressures grow, the need for preservation of the valuable diversity of species becomes increasingly important. The City recognizes the ecological, scientific, aesthetic and cultural values of threatened and endangered species as well as their inherent and legal right to exist without undue disturbance. Protection of threatened and endangered species shall also extend to habitat that might reasonably be expected to support populations of those species, consistent with the requirements of state and federal law. By providing protection to special status species, the City is recognizing the need to contribute to

the protection of native plants and animals, and their habitats, before their populations are so low that they must be listed as threatened or endangered under the state and federal endangered species acts.

The San Joaquin kit fox (Vulpes macrotis mutica) is listed as a federally endangered and state threatened species, and has been identified in the Natural Diversity Database (prepared by the California Department of Fish and Game) as the only species endangered, threatened or of special concern which may be found within the Hollister Planning Area. The nearest sighting of a San Joaquin kit fox in relation to the Hollister Planning Area occurred in 1972, when one was seen approximately 3,000 feet east of the southeast corner of the Planning Area. However, the San Joaquin kit fox is known to range within two miles of sightings, and San Benito County has designated the area east of Fairview Road as a potential San Joaquin kit fox habitat area.

Wetlands

Wetlands are defined as: "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." Wetlands are fragile, natural resources subject to flooding, erosion, soil-bearing capacity limitations and other hazards. In addition they are resources of special significance due to the modulation of flood waters, water quality and habitat functions they perform, and resulting values identified by man such as control of flood velocities, floodwater storage, floodwater passage, aquifer recharge, erosion control, pollution control, wildlife habitat, education, scientific study, open space and recreation.

Protection of the creeks and drainageways and wetlands, and the plants and animals that live in and near them, can be achieved by managing public access along these areas and by minimizing encroachment by

new development to only that which is unavoidable. This can be accomplished by preserving buffer areas along creeks and drainageways, associated riparian areas and wetlands. Another way to protect creeks is to improve public access points so that uncontrolled foot traffic does not damage these sensitive habitats.

Mineral Deposits

The State Mining and Geology Board has designated portions of the Hollister Planning Area as having construction aggregate deposits (sand, gravel and crushed rock) of regional significance (see Figure 7), pursuant to the Surface Mining and Reclamation Act (Public Resources Code Section 2710 et seq.). These resources remain potentially available near the San Benito River and are needed to meet future demands in the region. Land uses that require a high public or private investment in structures, land improvements, and landscaping and that would prevent mining (i.e., high density residential development, public facilities, intensive industrial and commercial uses) are inherently incompatible with mining. Those land uses that require a low public or private investment in structures, land improvements, and landscaping that would allow mining (i.e., extensive industrial, recreation, agricultural and open space uses) may be compatible with mining in these areas. Interim land uses that require structures, land improvements, and landscaping of a limited useful life may be able to accommodate mining at the end of that useful life.

Energy Conservation

Supplies of non-renewable energy resources, such as petroleum, natural gas and other fossil fuels, are finite and, therefore, considered scarce in the long term. Renewable energy resources, such as solar and geothermal energy, have been available for decades. With technological advances, increasing concerns about the potential for supply disruption and the rising costs of conventional resources, renewable energy resources are an attractive alternative for homes and businesses.

Energy conservation is viewed as an energy resource, since the efficient use of energy allows our energy supplies to be consumed at a slower rate. Energy conservation includes such measures as turning off lights and equipment when not needed, planting trees that shade buildings during the summer and using fuel-efficient vehicles. Reducing demand and reducing wasted energy can be accomplished through residential, commercial, and industrial programs designed to educate the consumer about options for energy conservation, and energy-efficient site and architectural design. Transportation-related measures that lead to energy conservation might include urban design and land use patterns that reduce trip lengths, thereby reducing fossil fuel consumption.

Title 24 Standards

The California Building Code establishes building energy efficiency standards for new construction (including requirements for entire new buildings, additions, alterations, and in nonresidential buildings, repairs). Since first established in 1977, the Building Energy Efficiency Standards (along with standards for energy efficiency in appliances) have helped Californians save more than $11.3 billion in electricity and natural gas costs. The Standards are updated periodically to allow incorporation of new energy efficiency technologies and methods

LEED Leadership in Energy and Environmental Design

The LEED (Leadership in Energy and Environmental Design) Green Building Rating System™ is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED recognizes achievements and promotes expertise in green building through a comprehensive system offering project certification, professional accreditation and training.

Water Conservation

Reuse and conservation of water throughout the year helps to provide a reliable source and reduces the need and cost of securing out-of-area supplies. Examples of water conservation measures include aerators for faucets and showerheads, low-flow toilets, irrigation system timers and monitors, drought-tolerant landscaping, and water-efficient dishwashers and washing machines. Water also can be recycled: car washes, commercial laundries and air-conditioning towers are candidates for reuse (the major use of recycled water is landscaping with gray water).

KEY FINDINGS AND RECOMMENDATIONS

Continue to Protect Wildlife Habitat.

Additional development could put increased pressure on existing wildlife habitat areas. Development proposed within the County-designated kit fox habitat area boundaries will be assessed an impact fee for every home or acre developed, under the terms of a Habitat Conservation Agreement with the U.S. Fish and Wildlife Service. Developers must conduct pre-construction kit fox surveys within this area. Riparian habitat areas are commonly found within all or portions of the 100-year floodplain. California Department of Fish and Game policy is to permit no net loss of riparian habitat, which means that those who propose to develop or otherwise modify a riparian habitat must, at a minimum, preserve or recreate a habitat area equal in area to the amount of riparian habitat which would be lost in implementing their plans.

Identify Ways to Reduce, Reuse, Recycle

Reducing, reusing and recycling resources saves raw materials. Reduction refers to use of less of a resource material, such as the purchase of products with minimal packaging; reuse of a product involves the reapplication of a used product additional times before disposal, such as

donating clothes to a charitable organization; recycling involves the reprocessing of the used product into the same or new product, such as reprocessing of used paper into newsprint.

Opportunities for Saving Energy

Conserving processes also save energy, since less energy is used than in the mining/harvesting, processing and transport of finished product. This is true of all resource types, from the commonly recycled items, such as glass, paper, aluminum, and tin, to fossil-fuel-based resources, such as plastics and automobile-related waste oils. Reduction of waste has been an issue in California due to the limited amount of land available for landfills. Residents, businesses and government should do all that is possible to reduce, reuse and recycle materials.

Utilize Mineral Deposits Appropriately

Increased development within the region is likely to create a growing demand for the regionally significant construction aggregate deposits which are located within the Hollister Planning Area.

NATURAL RESOURCES AND CONSERVATION ELEMENT GOALS AND POLICIES

The following matrix of policies and implementation measures is organized according to five major goals dealing with natural resources and conservation.

GOAL NRC1	Assure enhanced habitat for native plants and animals, and special protection for threatened or endangered species.
GOAL NRC2	Provide for clean air.
GOAL NRC3	Conserve and manage natural resources.

GOAL NRC1	**Assure enhanced habitat for native plants and animals, and special protection for threatened or endangered species.**

	Policies	Lead Responsibility	Time Frame	Implementation Measures
NRC 1.1	**Protection of Environmental Resources** Protect or enhance environmental resources, such as wetlands, creeks and drainageways, and habitat for threatened and endangered species.	Planning Building	On-going On-going	Require project mitigation for habitat [NRC.V] Require wetlands delineation [NRC.X]
NRC 1.2	**Protection of Endangered Species Habitat** Identify and protect the habitats of endangered species which may found within the Hollister Planning Area, in cooperation with the U.S. Fish and Wildlife Service and the California Department of Fish and Game, through the review all development proposals for compliance with regulations established by the U.S. Fish and Wildlife Service and the California Department of Fish and Game as they apply to the protection of endangered species and their habitats.	Planning	On-going	Require project mitigation for habitat [NRC.V]
NRC 1.3	**Compensatory Habitat, Habitat Enhancement or Habitat Protection** Require developers to assure the provision of compensatory habitat, habitat enhancement or habitat protection if impacts to sensitive species that could result from proposed development cannot be avoided.	Planning	On-going	Require project mitigation for habitat [NRC.V]

GOAL NRC1	**Assure enhanced habitat for native plants and animals, and special protection for threatened or endangered species.**

Policies		Lead Responsibility	Time Frame	Implementation Measures
NRC 1.4	**Other Habitat Planning Measures** Utilize regional planning and the use of concepts such as mitigation banking to offset the cumulative effects of piecemeal development on the habitat of special status species.	Planning	2 years	Explore regional planning opportunities to preserve habitats [NRC.B]
NRC 1.5	**Wetlands Preservation** Maintain existing riparian areas in their natural state to provide for wildlife habitat, groundwater percolation, water quality, aesthetic relief and recreational uses that are environmentally compatible with wetland preservation. Require appropriate public and private wetlands preservation, restoration and/or rehabilitation through compensatory mitigation in the development process for unavoidable impacts. Support and promote acquisition from willing property owners, and require those development projects, which may result in the disturbance of delineated seasonal wetlands to be redesigned to avoid such disturbance.	Building Planning	On-going On-going	Require wetlands delineation [NRC.X] Require wetlands replacement plans [NRC.Y]

GOAL NRC1	**Assure enhanced habitat for native plants and animals, and special protection for threatened or endangered species.**

	Policies	Lead Responsibility	Time Frame	Implementation Measures
NRC 1.6	**Enhancement of Creeks and Drainageways** Explore enhancement of, and support continuous upgrades to, drainageways to serve as wildlife habitat corridors for wildlife movement and to serve as flood control facilities to accommodate storm drainage. Require setbacks, creek enhancement and associated riparian habitat restoration/creation for projects adjacent to creeks to maintain storm flows, reduce erosion and maintenance and improve habitat values, where feasible. Generally, all new structures and paved surfaces should be set back 100 feet from wetlands and creeks.	Building Planning	On-going On-going	Require wetlands delineation [NRC.X] Require wetlands replacement plans [NRC.Y]
NRC 1.7	**Specialized Surveys for Special Status Species** Require specialized surveys for special status species for those projects that have been proposed in areas that contain suitable habitat for such species. All surveys should take place during appropriate seasons to determine nesting or breeding occurrences.	Planning Building Building Planning	3 years On-going On-going 3 years	Establish and update the list of species [NRC.F] Require pre-construction surveys for nesting raptors [NRC.U] Conduct surveys for burrowing owls [NRC.K] Establish mitigation for the burrowing owl colony in the Fairview Road/Santa Ana Road area [NRC.G]

GOAL NRC2	**Provide for clean air.**

	Policies	Lead Responsibility	Time Frame	Implementation Measures
NRC 2.1	**State and Federal Standards for Air Quality** Continue to comply and strive to exceed state and federal standards for air quality. Review all development proposals for consistency with the current Air Quality Management Plan of the Monterey Bay Unified Air Pollution Control District.	Planning	On-going	Apply standards to sensitive air quality receptors [NRC.I]
NRC 2.2	**Air Quality Considerations in Land Use Planning** To ensure excellent air quality, promote land use compatibility for new development by using buffering techniques such as landscaping, setbacks, and screening in areas where different land uses abut one another.	Planning Planning Building	3 years On-going On-going	Apply air quality standards in development review [NRC.H] Require appropriate landscaping to mitigate air quality impacts [NRC.R] Establish buffers to protect air quality [NRC.M]
NRC 2.3	**Air Quality Planning and Coordination** Integrate air quality considerations with the land use and transportation processes by mitigating air quality impacts through land use design measures, such as encouraging project design that will foster walking and biking.	Planning	On-going	Coordinate with other agencies in air quality planning [NRC.L]

GOAL NRC2	**Provide for clean air.**

	Policies	Lead Responsibility	Time Frame	Implementation Measures
NRC 2.4	**Particulate Matter Pollution Reduction** Promote the reduction of particulate matter pollution from roads, parking lots, construction sites, agricultural lands and other activities. This would include: (1) requiring the watering of exposed earth surfaces during excavation, grading and construction activities; (2) requiring the daily (or as needed based upon actual circumstances) cleanup of mud and dust carried onto street surfaces by construction vehicles; and (3) requiring that appropriate measures to be taken to reduce wind erosion during construction, such as watering of soil, replanting and repaving.	Building Building	On-going On-going	Require construction techniques that minimize wind erosion [NRC.T] Establish buffers to protect air quality [NRC.M]
NRC 2.5	**Circulation Alternatives to Reduce Impacts on Air Quality** Promote circulation alternatives that reduce air pollution.	Engineering Planning	2 years On-going	Conduct air quality education programs [NRC.A] Identify opportunities for transit-oriented development [NRC.N]

GOAL NRC3	**Conserve and manage natural resources.**

	Policies	Lead Responsibility	Time Frame	Implementation Measures
NRC 3.1	**Development Practices to Conserve Resources** Promote development practices, which will result in the conservation of energy, water, minerals and other natural resources, and promote the use of renewable energy technologies (such as solar and wind) when possible.	Building Building Planning	On-going On-going On-going	Publicize energy conservation programs [NRC.Q] Apply Title 24 requirements [NRC.J] Implement the LEED program [NRC.O]
NRC 3.2	**Resource-Efficient Organizations and Businesses** Encourage businesses, commercial property owners, apartment building owners and non-profit organizations to be resource, energy and water efficient.	City Council	3 years	Encourage "green" building standards and processes [NRC.E]
NRC 3.3	**Resource Efficiency in Site Development** Encourage site planning and development practices that reduce energy demand, support transportation alternatives and incorporate resource- and energy-efficient infrastructure.	Building Building Planning	On-going On-going 2 years	Require building and site design review for energy conservation [NRC.S] Promote solar design [NRC.P] Identify opportunities for PG&E assistance [NRC.C]

GOAL NRC3	**Conserve and manage natural resources.**

	Policies	Lead Responsibility	Time Frame	Implementation Measures
NRC 3.4	**Resource-Efficient Building Design** Promote and encourage residences to be resource, energy and water efficient by creating incentives and removing obstacles to promote their use. Require those proposing new development to incorporate energy conservation measures in the design and construction of all proposed residential, commercial, industrial and public buildings. This would include: 1. High-efficiency heating-ventilation-air conditioning (HVAC) systems for maximum energy efficiency; 2. Design window systems to reduce thermal gain during warm weather and heat loss during cool weather; and, 3. Install high-efficiency sodium lamps for all street and parking lot lighting.	City Council Building Planning	3 years On-going On-going	Encourage "green" building standards and processes [NRC.E] Require building and site design review for energy conservation [NRC.S] Require project review for energy conservation measures [NRC.W]
NRC 3.5	**Efficiency in Government** Promote and serve as an effective leader in implementing conservation practices and incorporating resource-efficient alternatives in government facilities and services.	Engineering	2 years	Provide for backup energy provision [NRC.D]

GOAL NRC3	**Conserve and manage natural resources.**

	Policies	Lead Responsibility	Time Frame	Implementation Measures
NRC 3.6	**Energy-Efficient Transportation Programs** Encourage the creation of programs such as Transportation Systems Management (TSM), public transit, carpools/vanpools, ride-match, bicycling, and other alternatives to the energy-inefficient use of vehicles.	Building	On-going	Publicize energy conservation programs [NRC.Q]

IMPLEMENTATION MEASURES

2-Year Time Frame

NRC.A Conduct air quality education programs

Support and participate in air quality education programs.

NRC.B Explore regional planning opportunities to preserve habitats

Explore opportunities for regional planning and the use of concepts such as mitigation banking to offset the cumulative effects of piecemeal development on the habitat of special status species.

NRC.C Identify opportunities for PG&E assistance

Obtain the assistance of the Pacific Gas and Electric Company in reviewing proposals for commercial buildings and major subdivisions of more than 25 units during the design and approval process to assure the incorporation of energy efficiency recommendations into the plans.

NRC.D Provide for backup energy provision

Evaluate backup energy provisions for critical city facilities and upgrade as needed. Encourage the use of alternatives, such as fuel cell and solar generator backups, to the sustained use of gasoline-powered generators.

3-Year Time Frame

NRC.E Encourage "green" building standards and processes

Adopt a "Green Building Program" to encourage the use of green building materials and energy conservation. Provide a resource list of local suppliers and builders that promote green building materials and practices. Adopt green architecture standards that can be used in the rating system for approving development under the City's growth management program.

NRC.F Establish and update the list of species

Maintain a current list of threatened and endangered and special status species.

NRC.G Establish mitigation for the burrowing owl colony in the Fairview Road/Santa Ana Road area

Require project applicants in the Fairview Road/Santa Ana Road area to develop and implement a mitigation plan to avoid or otherwise compensate for any disturbance to the burrowing owl colony in that area. This plan should be developed in coordination with the California Department of Fish and Game.

On-going Time Frame

NRC.H Apply air quality standards in development review

Through development review, require developers to implement strategies for air quality improvement. Ensure that any proposed new sources of particulate matter use latest control technology (such as enclosures, paving unpaved areas, parking lot sweeping and landscaping) and provide adequate buffer setbacks to protect existing or future sensitive receptors.

NRC.I Apply standards to sensitive air quality receptors

Through development review, ensure that siting of any new sensitive receptors provides for adequate buffers from existing sources of toxic air contaminants or odors.

NRC.J Apply Title 24 requirements

Meet or exceed Title 24 energy conservation requirements, and, where possible, require structural and landscaping design to make use of natural heating and cooling. Encourage the use of solar and alternative energy technologies to meet or exceed Title 24 requirements.

NRC.K Conduct surveys for burrowing owls

Require project applicants with proposed projects on grazing or fallow agricultural land to conduct a spring survey for the presence of burrowing owls.

NRC.L Coordinate with other agencies in air quality planning

Cooperate with the Monterey Bay Unified Air Pollution Control District and other agencies in their efforts to ensure compliance with existing air quality regulations.

NRC.M Establish buffers to protect air quality

Through development review, ensure that any proposed new sources of toxic air contaminants or odors provide adequate buffers to protect sensitive receptors and comply with existing health standards.

NRC.N Identify opportunities for transit-oriented deveo ment

Assist in educating developers and the public on the benefits of pedestrian and transitoriented development.

NRC.O Implement the LEED program

Encourage developers to use "Leadership in Energy and Environmental Design" Standards.

NRC.P Promote solar design

Promote the use of solar energy and develop design standards relating to solar orientation, including landscaping, and appropriate impervious surfaces.

NRC.Q Publicize energy conservation programs

Provide public information on alternative energy technologies for residential developers, contractors and property owners. Publicize energy conservation programs and weatherization services that are available to provide subsidized or at cost inspection and corrective action by making information available through websites and newsletters.

NRC.R Require appropriate landscaping to mitigate air quality impacts

Continue to implement Zoning Guideline for landscaping in order to absorb pollutants.

NRC.S Require building and site design review for energy conservation

Evaluate as part of development review, proposed site and building design for energy-efficiency, such as: (1) shading of parking lots and summertime shading of south-facing windows; (2) requiring those proposing new development to design all proposed commercial, office and industrial structures with high-efficiency heating-ventilation-air conditioning (HVAC) systems for maximum energy efficiency; (3) requiring those proposing new development to design all window systems to reduce thermal gain during warm weather and heat loss during cool weather; (4) requiring those proposing new development to install high-efficiency sodium lamps for all street and parking lot lighting; and (5) encouraging the use of domestic solar energy.

NRC.T Require construction techniques that minimize wind erosion

Require appropriate measures to be taken to reduce wind erosion during construction, such as watering of soil, replanting and repaving, and cleanup of mud and dust carried onto street surfaces by construction vehicles.

NRC.U Require pre-construction surveys for nesting raptors

Require preconstruction surveys for nesting raptors, to be conducted by a qualified ornithologist, for those projects that would affect on-site oaks or orchards, or which would involve construction during the nesting season (March to July). Hollister shall allow no construction activities that would result in the disturbance of an active raptor nest (including tree removal) to proceed until after it has been determined by a qualified ornithologist that the nest has been abandoned.

NRC.V Require project mitigation for habitat

Continue the City's practice of requiring mitigation for projects that would affect wetlands, in conjunction with recommendations of State and Federal agencies.

NRC.W Require project review for energy conservation measures

Review all development proposals for energy efficiency and features, and conservation of water resources. Review impacts on mineral resources and other natural resources prior to the issuance of any building permit.

NRC.X Require wetlands delineation

Require a delineation of jurisdictional waters by a qualified biologist at the outset of the project planning stage of any proposed development that contains or is immediately adjacent to wetlands. This delineation shall be verified and approved by the U.S. Army Corps of Engineers.

NRC.Y Require wetlands replacement plans

Require those development projects that involve the unavoidable loss of riparian areas to replace any such loss onsite or in immediately adjacent off-site areas along the river/stream corridor, and require project sponsors to develop re-vegetation plans which offset losses of biotic values, in coordination with the California Department of Fish and Game and the U.S. Army Corps of Engineers.

Chapter Eight: Health and Safety Element

This section of the General Plan covers two of the seven State-mandated General Plan elements: Safety and Noise. The purpose of the Safety section is to identify and appraise hazards in the community in order to assure community safety. Information on Safety issues has been coordinated with the other elements of the City's General Plan, particularly Land Use, Open Space and Conservation. The extent of a hazard depends on local conditions, since most hazards are confined to a particular area or site. Various health and safety hazards should be considered in planning the location, design, intensity, density and type of land uses in a given area. Long-term costs to the City, such as maintenance, liability exposure and emergency services, are potentially greater where high hazards exist.

Noise issues are most closely associated with the Land Use and Circulation portions of the Hollister General Plan. Specific concerns addressed are: (1) establishment of noise compatible land uses; (2) regulation of new development to limit noise impacts on noise-sensitive uses; (3) minimization of traffic noise; (4) enforcement of noise standards to protect the existing quality of life; and (5) insulation of residences exposed to excessive levels of noise.

Below is a review of State law requirements for the two mandated elements covered in this chapter of the General Plan.

HOLLISTER TODAY

Safety issues have been required to be addressed as part of local general plans since 1971. The San Fernando earthquake of February 1971, which claimed 64 lives and resulted in over $500 million in property damage, and the devastating wildland fires in September and October of 1970, were largely responsible for prompting the Legislature to pass this requirement. The following citation is from Government Code Section 65302(f),

"A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards."

Geologic and safety hazards are related to landforms and sub-surface features, and thus often cross jurisdictional boundary lines. To eliminate duplicative efforts, State law allows cities to adopt the relevant portions of their county's safety elements, as long as the element is sufficiently detailed and complies with all other General Plan requirements (Government Code, Section 65350).

The County's Seismic and Safety Element is a comprehensive document, addressing seismic, geologic, structural and other hazards countywide. The element addresses specific issues in Hollister but contains no policies specific to Hollister land use and development. However, information related to seismic and geologic hazards included in the County element is incorporated by reference.

In 2001, the City of Hollister adopted a Comprehensive Land Use Plan for the Municipal Airport. The Plan identifies both an inner and outer safety zone with restrictions on residential uses and an influence area. This General Plan recommends that all development within the identified influence area be reviewed for compatibility with the 2001 Land Use Plan or its subsequent updates during the development review process.

A Noise Element has been required as part of local General Plans since 1971. The State Legislature adopted the California Noise Control Act of 1973, which defined the following findings and policy:

(1) Excessive noise is a serious hazard to the public health and welfare.

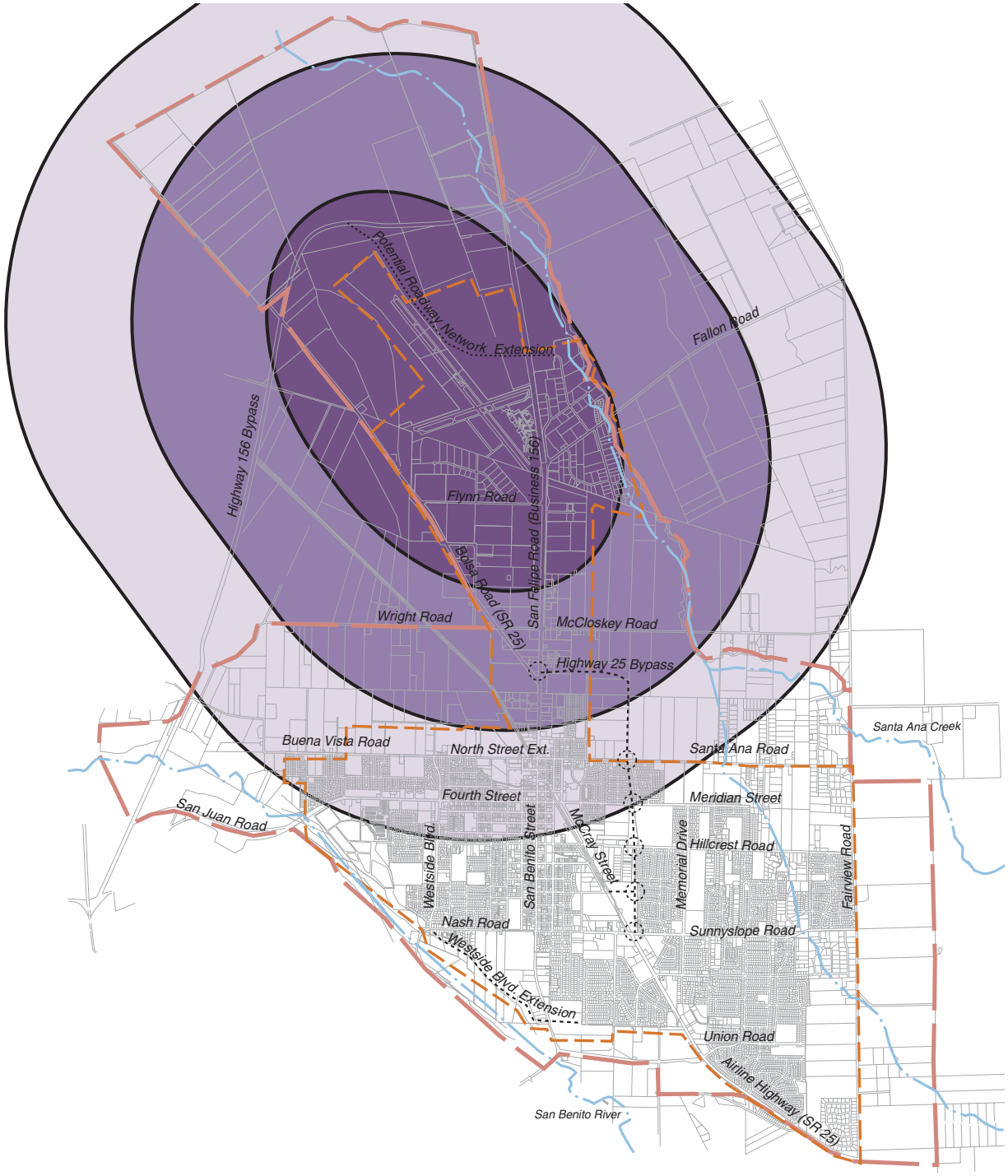
(2) Exposure to certain levels of noise can result in physiological, psychological, and economic damage.

(3) There is a continuous and increasing bombardment of noise in urban, suburban, and rural areas.

(4) Government has by and large not taken the steps necessary to provide for the control, abatement, and prevention of unwanted and hazardous noise.

(5) It is the policy of the State to provide an environment for all Californians free from noise that jeopardizes their health or welfare.

To implement this policy, Section 65302(f) of the California Government Code requires each city to have a Noise Element as part of its General Plan. The Government Code states that the Noise Element should be prepared according to guidelines established by the State Department of Health Services, Office of Noise Control.



Sphere of Influence
Planning Area
Creeks and Rivers
Aiport Influence Area
Inner Safety Zone
Outer Safety Zone

N
0 2,000' 4,000' 6,000'
100 Acres
25 Acres

Map prepared by MIG, Inc. - October 2005

Map 16
Airport Influence Areas

City of Hollister 2005 General Plan

KEY FINDINGS AND RECOMMENDATIONS

Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards."

HEALTH AND SAFETY ELEMENT GOALS AND POLICIES

The matrix presented on the following pages guides the City's future health and safety policies. In addition to identifying a timeline for implementation in the matrix, each lettered item is described in detail in the "Implementation Measures" section. The matrix is organized according to the following health and safety goals:

GOAL HS1	Protect community health and safety from natural and man-made hazards.
GOAL HS2	Prepare for emergency situations.
GOAL HS3	Achieve noise levels consistent with acceptable standards and reduce or eliminate objectionable noise sources.

GOAL HS1	**Protect community health and safety from natural and man-made hazards.**

Policies		Lead Responsibility	Time Frame	Implementation Measures
HS1.1	**Location of Future Development** Permit development only in those areas where potential danger to the health, safety, and welfare of the residents of the community can be adequately mitigated, including development which would be subject to severe flood damage or geological hazard due to its location and/or design. Development also should be prohibited where emergency services, including fire protection, cannot be provided.	Engineering Planning	3 years On-going	Update geologic, flooding and other hazard maps [HS.G] Coordinate with San Benito County on hazardous waste management planning [HS.I]
HS1.2	**Safety Considerations in Development Review** Require appropriate studies to assess identified hazards and assure that impacts are adequately mitigated.	Building	On-going	Regularly update the Building Code [HS.Q]
HS1.3	**Coordination with San Benito County and Other Agencies on Safety Matters** Cooperate with the County of San Benito and with other government agencies in all matters related to safety, hazardous waste management and emergency planning.	Planning	On-going	Coordinate with San Benito County on hazardous waste management planning [HS.I]

GOAL HS1	**Protect community health and safety from natural and man-made hazards.**

HS1.4	**Seismic Hazards** Assure existing and new structures are designed to protect people and property from seismic hazards. Review all development proposals for compliance with the Alquist-Priolo Earthquake Fault Zoning Act and the Uniform Building Code as a way to reduce the risk of exposure to seismic hazards for those who will be living and working within the Hollister Planning Area.	Engineering	3 years	Update geologic, flooding and other hazard maps [HS.G]
HS1.5	**Geotechnical and Geologic Review** Require all geologic hazards be adequately addressed and mitigated through project development. Development proposed within areas of potential geological hazards shall not be endangered by, nor contribute to, the hazardous conditions on the site or on adjoining properties.	Building	On-going	Regularly update the Building Code [HS.Q]
HS1.6	**Engineering Tests for Geologic Conditions** Require engineering tests for those development projects which may be exposed to impacts associated with expansive soils, so that building foundation footings, utility lines, roadways and sidewalks can be designed to accept the estimated degree of soil contraction, expansion and settlement, according to the standards of the Uniform Building Code.	Engineering	3 years	Update geologic, flooding and other hazard maps [HS.G]

GOAL HS1	**Protect community health and safety from natural and man-made hazards.**

HS1.7	**Design of Safe Structures and Utilities** Require new roads, bridges and utility lines are constructed to accommodate possible fault movement and withstand the expected ground motion induced during an earthquake.	Building Building	On-going On-going	Regularly update the Building Code [HS.Q] Continue to implement actions related to unreinforced masonry buildings [HS.L]
HS1.8	**Electromagnetic Fields** Monitor available information regarding possible health hazards of electromagnetic fields and will continue to prohibit the construction of permanent buildings directly beneath electrical transmission lines.	Engineering	3 years	Update geologic, flooding and other hazard maps [HS.G]
HS1.9	**Flood Hazards** Review all development proposals to verify that either no portion of the proposed development lies within the 100-year floodplain or that the applicant has taken adequate measures to eliminate the risk of flood damage in a 100-year storm consistent with the City of Hollister Flood Damage Prevention Ordinance as amended from time to time.	Engineering	3 years	Update geologic, flooding and other hazard maps [HS.G]

GOAL HS1	**Protect community health and safety from natural and man-made hazards.**

HS1.10	**Floodplain Uses** Identify those areas with natural hazards that are unsuitable for development but which may be suitable for recreational uses, and encourage developers to dedicate such lands to the City for use as parks or for preservation as open space consistent with the City of Hollister Parks and Recreation Master Plan or other infrastructure plan developed for a given area. Such areas of dedication or proposed to develop as recreation amenities to the community should be economically feasible to build and maintain.	Building	On-going	Apply flood control requirements in new development [HS.H]
HS1.11	**Airport Safety** Avoid residential dwellings in the Aircraft Flight Zones and establish compatible land use zones around the Airport consistent with Hollister Municipal Airport planning.	Planning Building	2 years On-going	Implement the airport land use plan [HS.C] Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan [HS.U]
HS1.12	**Potential Hazardous Soils Conditions** Evaluate new development prior to development approvals on sites that may contain hazardous materials	Engineering Planning	3 years On-going	Update geologic, flooding and other hazard maps [HS.G] Require cleaning on sites with hazardous soils [HS.R]

GOAL HS1	**Protect community health and safety from natural and man-made hazards.**

HS1.13	**Hazardous Waste Management** Support measures to responsibly manage hazardous waste to protect public health, safety and the environment, and support state and federal safety legislation to strengthen requirements for hazardous materials transport.	Planning	On-going	Coordinate with San Benito County on hazardous waste management planning [HS.I]
HS1.14	**Hazardous Materials Storage and Disposal** Require proper storage and disposal of hazardous materials to prevent leakage, potential explosions, fires, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal. Provide the public, industry, agriculture and local government with the available information needed to enable them to take rational and cost-effective actions to minimize, recycle, treat, dispose of or otherwise manage hazardous wastes within the Hollister Planning Area.	Planning Engineering	On-going 2 years	Coordinate with San Benito County on hazardous waste management planning [HS.I] Designate travel routes for hazardous materials [HS.A]

GOAL HS2	**Prepare for emergency situations.**

Policies		Lead Responsibility	Time Frame	Implementation Measures
HS2.1	**High Occupancy Structures** High-occupancy structures (such as schools, hospitals, office buildings and apartments) or critical emergency facilities (such as fire and police stations, emergency relief storage facilities, and water storage tanks) should not be located within an active fault's "zone of potential surface deformation". In addition, high-occupancy structures should be designed or redesigned to protect human life to the highest degree possible during the "maximum probable event" of seismic activity. High occupancy structures should also have emergency plans approved by the City.	Engineering	On-going	Designate emergency evacuation routes [HS.M]
HS2.2	**Emergency Services Facilities** The structures designated to house local command control of emergency/disaster services should be designed or redesigned to withstand a "maximum probable event" to remain operational. Secondary facilities should be identified and equipped as back-up.	Engineering	On-going	Review and update the City's Emergency Plan [HS.S]

GOAL HS2	**Prepare for emergency situations.**

Policies		Lead Responsibility	Time Frame	Implementation Measures
HS2.3	**Hazard Awareness** Publicize disaster plans and promote resident awareness and caution regarding hazards, including soil instability, earthquakes, flooding, and fire.	Planning Planning	On-going 2 years	Conduct periodic emergency exercises [HS.J] Provide public information on safety and emergency preparedness issues [HS.E]
HS2.4	**Access for Emergency Vehicles** Provide adequate access for emergency vehicles and equipment, including providing a second means of ingress and egress to all development.	Engineering	On-going	Review and update the City's Emergency Plan [HS.S]
HS2.5	**Neighborhood Disaster Preparedness** Neighborhoods with potential for being cut-off in an emergency should have a volunteer center for emergency coordination.	Planning	On-going	Conduct periodic emergency exercises [HS.J]
HS2.6	**Disaster Preparedness Training and Planning** Continue to provide essential emergency public services during natural catastrophes. Undertake disaster preparedness training and planning in cooperation with other public agencies and appropriate public-interest organizations.	Engineering	On-going	Review and update the City's Emergency Plan [HS.S]

GOAL HS3	**Achieve noise levels consistent with acceptable standards and reduce or eliminate objectionable noise sources.**

	Policies	Lead Responsibility	Time Frame	Implementation Measures
HS3.1	**Protection of Residential Areas from Unacceptable Noise Levels** Protect the noise environment in existing residential areas, requiring the evaluation of mitigation measures for projects under the following circumstances: (a) the project would cause the Ldn to increase 3 dB(A) or more; (b) any increase would result in an Ldn greater than 60 dB(A); (c) the Ldn already exceeds 60 dB(A); and (d) the project has the potential to generate significant adverse community response.	Building Engineering Planning	On-going On-going 2 years	Review new development for potential noise impacts [HS.T] Periodically evaluate the City's Noise Ordinance [HS.O] Provide for public awareness and education about noise issues [HS.D]
HS3.2	**Noise Source Control** Work with property owners to control noise at its source, maintaining existing noise levels and ensuring that noise levels do not exceed acceptable noise standards as established in the Noise and Land Use Compatibility Guidelines.	Public Works Public Works	On-going On-going	Conduct periodic noise monitoring [HS.K] Provide staff training on noise enforcement [HS.P]

GOAL HS3	**Achieve noise levels consistent with acceptable standards and reduce or eliminate objectionable noise sources.**

Policies		Lead Responsibility	Time Frame	Implementation Measures
HS3.3	**Construction Noise** Regulate construction activity to reduce noise between 7:00 pm and 7:00 am.	Engineering	2 years	Designate truck routes [HS.B]
HS3.4	**Vehicle Noise** Strive to reduce traffic noise levels, especially as they impact residential areas, and continue enforcement of vehicle noise standards through noise readings and enforcement actions. In particular, strive to minimize truck traffic in residential areas and ensure enforcement of Vehicle Code provisions which prohibit alteration of vehicular exhaust systems in a way that increases noise emissions	Public Works Engineering	On-going 2 years	Identify traffic noise mitigation needs [HS.N] Designate truck routes [HS.B]
HS3.5	**Street Improvements for Noise Mitigation** Design city street improvements to reduce noise levels in adjacent areas, and work with the State to address noise impacts from highway traffic through construction of sound walls and other noise buffering devices.	Building Public Works	On-going On-going	Review new development for potential noise impacts [HS.T] Identify traffic noise mitigation needs [HS.N]

GOAL HS3	**Achieve noise levels consistent with acceptable standards and reduce or eliminate objectionable noise sources.**

Policies		Lead Responsibility	Time Frame	Implementation Measures
HS3.6	**Noise Standards Enforcement** Administer the policies identified in the Noise Element and comply with State requirements for certain other noise control programs through specific local enforcement programs.	Police	3 years	Compile complaint information and periodically evaluate enforcement needs for noise impacts [HS.F]
HS3.7	**Airport Noise** Review all proposed development north of Wright Road/McCloskey Road to ensure that it will be compatible with operations at the Hollister Municipal Airport and applicable noise standards and regulations.	Police	3 years	Compile complaint information and periodically evaluate enforcement needs for noise impacts [HS.F]
		Building	On-going	Review new development for potential noise impacts [HS.T]
		Building	On-going	Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan [HS.U]

IMPLEMENTATION MEASURES

2-Year Time Frame

HS.A Designate travel routes for hazardous materials

Establish, in coordination with the County of San Benito and other government agencies, designated travel routes through Hollister for vehicles transporting hazardous materials, in accordance with state and federal regulations.

HS.B Designate truck routes

Adopt a truck route plan in cooperation with the County of San Benito and CALTRANS, and provide enforcement mechanisms to ensure compliance.

HS.C Implement the airport land use plan

Coordinate with the Airport Land Use Commission (Council of San Benito County Governments) the completion, adoption and implementation of an Airport Land Use Plan.

HS.D Provide for public awareness and education about noise issues

Provide publicity regarding the Noise Ordinance, encouraging residents to be aware of noise issues and to do their part towards creating a quiet ambience in Hollister's neighborhoods.

HS.E Provide public information on safety and emergency preparedness issues

In cooperation with the County of San Benito, support public education programs for the public and City staff in emergency preparedness and disaster response.

3-Year Time Frame

HS.F Compile complaint information and periodically evaluate enforcement needs for noise impacts

Develop capabilities to compile data as part of the Police records on noise-related complaints.

HS.G Update geologic, flooding and other hazard maps

Maintain detailed hazard maps for use in development review.

On-going Time Frame

HS.H Apply flood control requirements in new development

Update and apply flood control requirements to regulate construction within flood zones.

HS.I Coordinate with San Benito County on hazardous waste management planning

Cooperate with San Benito County in implementation of the Hazardous Waste Management Plan.

HS.J Conduct periodic emergency exercises

Participate with the County of San Benito in disaster preparedness planning and exercises.

HS.K Conduct periodic noise monitoring

Monitor residential noise generators on a periodic basis and develop noise reduction and abatement measures that can be applied to limit noise, phasing in appropriate mitigation measures.

HS.L Continue to implement actions related to unreinforced masonry buildings

Continue to implement actions to address safety issues related to Unreinforced Masonry Buildings (URM) and other buildings as conditions are discovered.

HS.M Designate emergency evacuation routes

Designate emergency evacuation routes in conjunction with the County of San Benito, and make them known to the public.

HS.N Identify traffic noise mitigation needs

Continue to enforce City Ordinances, which restrict through truck traffic on residential streets and the parking and maintenance of trucks in residential districts.

HS.O Periodically evaluate the City's Noise Ordinance

Revise the Noise Ordinance to incorporate the noise-related policies presented in the Hollister General Plan and to develop a procedure for handling noise complaints.

HS.P Provide staff training on noise enforcement

Train Police, Public Works and Community Development Department personnel as needed in the use of noise measurement equipment to enforce the Noise Ordinance and vehicular noise standards, and to monitor noise levels throughout the City.

HS.Q Regularly update the Building Code

Regularly update the Building and other essential codes as necessary to address earthquake, fire and other hazards and support programs for the identification, abatement or mitigation of existing hazardous structures.

HS.R Require cleaning on sites with hazardous soils

Sites within Hollister that are contaminated with hazardous substances should be cleaned through decontamination of soils and filtration of ground water.

HS.S Review and update the City's Emergency Plan

The City shall regularly update its Emergency Plan.

HS.T Review new development for potential noise impacts

Review all development proposals to verify that the proposed development would not significantly increase noise beyond current ambient levels and that it would not generate noise that would be incompatible with existing uses in the vicinity of the proposed development.

HS.U Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan

Review all development proposals with the airport influence area to verify that the proposed development would not conflict with the land use guidelines established in the 2001 Hollister Municipal Airport Comprehensive Land Use Plan or subsequent updates.